

SEC. 10-1.1700 BUSINESS PARK DISTRICT (BP)

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SEC. 10-1.1705 PURPOSE.

The BP District is intended to provide for establishment of high quality business office parks in a campus environment at key locations within the Industrial Corridor.

SEC. 10-1.1710 SUBDISTRICTS.

None.

SEC. 10-1.1715 USES PERMITTED.

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the BP District as primary uses.

(1) **Administrative and Professional Offices/Services.**

- (a) Administrative, executive and business offices (excluding check cashing).
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing and related services.
- (c) Business consultant offices.
- (d) Design professions offices (engineering, architectural, drafting, etc.).
- (e) Research, development, analytical and scientific offices.
- (f) Manufacturers' representatives and sales offices.
- (g) Headquarters or region-wide finance, insurance and real estate offices.
- (h) Medical and dental clinics that provide services to workers in the light manufacturing areas, and nearby residents.
- (i) Travel agencies.
- (j) Publishing.

(2) **Other Uses.**

- (a) Public agency facilities.

(b) Restaurants.

- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the BP District:

None.

SEC. 10-1.1720 CONDITIONALLY PERMITTED USES.

The following uses are permitted in the BP District subject to approval of a conditional use permit:

None.

SEC. 10-1.1725 LOT REQUIREMENTS.

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| a. Minimum Lot Size: | 1.5 acres. |
| b. Minimum Lot Frontage: | 250 feet. |
| c. Minimum Average Lot Width: | 250 feet. |
| d. Maximum Lot Coverage: | 35 percent. |
| e. Minimum Lot Depth: | 300 feet. |
| f. Maximum Floor Area Ratio: | 60 percent. |
| g. Special Lot Requirements and Exceptions: | See Section 10-1.2720. |

SEC. 10-1.1730 YARD REQUIREMENTS.

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| a. Minimum Front Yard: | 50 feet. |
| b. Minimum Side Street Yard: | 50 feet. |
| c. Minimum Side Yard: | 25 feet. |
| d. Minimum Rear Yard: | 25 feet. |
| e. Special Yard Requirements and Exceptions: | See Section 10-1.2725. |

SEC. 10-1.1735 HEIGHT LIMIT.

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| a. Maximum Height Permitted: | None. |
| b. Maximum Accessory Building Height: | N/A. |

- c. Maximum Height for Fences/Hedges/Walls:
 - (1) Front and Side Street Yard: No fences or walls allowed.
 - (2) Side and Rear Yard: 6 feet.
- d. Special Height Requirements and Exceptions: See Section 10-1.2730.

SEC. 10-1.1740 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval is required before issuance of any building, grading, or construction permit within this district only if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, guidelines.

SEC. 10-1.1745 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

This Section establishes design and performance standards that shall apply to the construction of office and commercial buildings and uses in the BP District.

- a. **Parking.**
On-site parking shall be provided at 1 space per 200 square feet; compact spaces shall comprise no more than 30 percent of the total spaces.
- b. **South of Route 92 Area.**
The development of CR zoned properties in the South of Route 92 planning area are also subject to the provisions of the South of Route 92/Oliver & Weber Properties Specific Plan and the Development Guidelines for the South of Route 92 Oliver/Weber properties.
- c. **Specific Plan Requirements.**
Refer to applicable specific plans for other special design and performance standards.